

**REGULAR MEETING OF  
BELMONT REDEVELOPMENT AGENCY  
Tuesday, March 08, 2011  
CITY COUNCIL CHAMBERS, ONE TWIN PINES LANE**

**CALL TO ORDER – 8:00 P.M.**

**ROLL CALL**

Directors Present: Wozniak, Warden, Feierbach, Lieberman, Braunstein

Directors Absent: None

Staff Present: Executive Director Scoles, Interim City Attorney Kane, Agency Attorney Ramiza, Finance Director Fil, Community Director De Melo, Parks and Recreation Director Gervais, City Treasurer Violet, Agency Secretary Cook

**CONSENT CALENDAR**

**Approval of** Minutes of Regular Meeting of February 8, 2011 and Special Meeting of February 22, 2011

**Approval of** Resolution 532 Accepting Work and Authorization to Issue a Notice of Substantial Completion for the Renovation and Seismic Upgrade of the Emmett House located at 1000 O'Neill Avenue, City Contract Number 478

**Approval of** Resolution 533 Authorizing an Extension of a Professional Services Agreement with Shelter Network to Provide Housing Assistance to Belmont Residents for \$15,000 (FY 2012)

**Approval of** Resolution 534 Authorizing an Extension of a Professional Services Agreement with HIP Housing to Provide Housing Assistance to Belmont Residents for \$15,000 (FY 2012)

**Approval of** Resolution 535 Amending the Fiscal Year 2011 Budget and Approving a Revision to Revenue and Supplemental Appropriation

**ACTION:** On a motion by Director Wozniak, seconded by Director Braunstein, the Consent Agenda was unanimously approved by a show of hands.

**ADDITIONAL BUSINESS**

**Resolution Approving a Public Improvements Reimbursement Agreement, Resolution Approving an Affordable Housing Reimbursement Agreement, and a Resolution Approving an Option Agreement between the City of Belmont and the Belmont Redevelopment Agency**

Agency Attorney Ramiza stated that Governor Brown proposes to eliminate redevelopment agencies throughout the State. If the legislation is enacted, redevelopment assets could be frozen and transferred to the cities, but would be under the oversight of others. He outlined the actions to be considered which would preserve local control over these assets. He noted that one of the proposed resolutions provides for the transfer of properties currently owned by the Belmont Redevelopment Agency to the City of Belmont. He recommended approving this resolution in the event the legislation is enacted.

In response to Directors' questions, Agency Attorney Ramiza explained that any existing bond indebtedness would not be assumed. He clarified that the proposed resolution would authorize the Chair of the Redevelopment Agency/Mayor to sign and accept the deeds, but he recommended the authority be granted to the Agency Director/City Manager. He explained that the resolution could be modified to include this provision.

Agency Attorney Ramiza described the implications of the proposed actions. He noted that transferring properties to the City of Belmont would enable the City to undertake projects appropriate for the City. He explained that otherwise the properties, including affordable housing units owned by the Redevelopment Agency, could be liquidated by the State and assets distributed to other agencies. He stated that if the resolution is passed this evening, it is likely the City would immediately exercise the option to transfer properties.

Parks and Recreation Director clarified that Davey Glen Park is not within the boundaries of the Redevelopment Agency as noted on the list of projects. Agency Attorney Ramiza stated that the list can be modified. Finance Director Fil clarified that proposed projects assumed debt financing for cash flow issues. He further clarified that the City is not committing to any projects at this time.

In response to Director Braunstein, Agency Attorney Ramiza explained that many cities are taking similar action to preserve their redevelopment revenues, projects, and assets. They are committing monies to fund high-priority projects, including housing. He noted that properties that are transferred to the City would continue to be used in a manner consistent with the original plan. He described the consequences if this action is not taken.

**ACTION:** On a motion by Director Wozniak, seconded by Director Lieberman, Resolution 536 Approving and Authorizing Execution of a Public Improvements Reimbursement Agreement between the Agency and City of Belmont was unanimously approved by a show of hands.

**ACTION:** On a motion by Director Wozniak, seconded by Director Lieberman, Resolution 537 Approving an Affordable Housing Reimbursement Agreement between the Agency and City of Belmont was unanimously approved by a show of hands.

**ACTION:** On a motion by Director Wozniak, seconded by Director Lieberman, Resolution 538 Approving an Option Agreement Between the Agency and the City of Belmont With Respect to Real Property Owned by the Belmont Redevelopment Agency was unanimously approved by a show of hands, said resolution amended to provide that the Executive Director execute deed documents on behalf of the Redevelopment Agency.

**ADJOURNMENT** at this time, being 8:25 P.M.

**Terri Cook**  
**Agency Secretary**

Meeting audio-recorded and videotaped  
Audio Recording 780